

STATEMENT OF EXISTING AND INTENDED USES
TO THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

Application for SPECIAL EXCEPTION

From

Minimum Lot Width in a R-1-B Zone

Pursuant To Dc Zoning Regulations Of 2016, Title 11 Subtitle D, Chapter 3, 301.1

2214 OTIS STREET NE – Square 4242 Lot 0010

The **existing** lot at Square 4242 -Lot 0010 is a 25 ft. wide by 159.69 ft. long and 3,992 sq.ft. buildable land area in a R-1-B Zoning District. Per Subtitle D, Chapter 302.1, the minimum lot width of 50 ft. for a detached dwelling and minimum lot area of 5,000 sq.ft. are required. As a pre-existing record lot, the non-conforming lot's dimension and lot area does not meet the present zone requirements, yet is a sufficient lot size to build a new dwelling.

The subject property is a relatively flat vacant lot located in the Woodbridge community along the north side of Otis Street with a public alley at the end of the lot at the north. As property located in a R-1-B zoning district, it is designated for a single family detached dwelling to protect the quite character of the area.

The **intended use** of the structure is a principal dwelling unit with an accessory apartment. To build a reasonable sized residence on this narrow lot, the side yard requirement must be reduced as the plan is to produce a 17 ft. wide building and a 3-1/2 ft. side yard on the east and 4-1/2 ft. side yard on the west. Based upon the Owners' scope of work, a concept design was developed for a 17 ft. wide dwelling. This proposed detached dwelling will have three floors plus cellar with an accessory apartment. The apartment will include accommodations along with a separate entrance and exit. The residence will also include an open kitchen with dining and living space on the first floor and a total of four bedrooms with 3 full bathrooms on the second and third floors, along with a family room.

The table below illustrates the comparison between development standards for the R-1-B zone and the proposed project.

	<i>Lot Area</i>	<i>Lot Width</i>	<i>Lot Occupancy</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Building Height</i>	<i>Parking Spaces</i>
Zoning Requirement	5,000 sq.ft.	50 ft.	40%	0	25 ft.	8 ft.	40 ft.	1 space
Our Site	3,992 sq.ft.	25 ft.	25%	behind bldg. restriction line and within the range of existing front setbacks of all residential buildings with the block	± 98 ft.	3-1/2 ft. and 4-1/2 ft.	39'-3"	2 spaces